

Concept Plan Check List

PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH SUBMITTAL

- ☐ Location map, north arrow, scale and title block (located in the lower right hand corner) containing the proposed subdivision name, acreage, and preparation date
- ☐ Names, addresses, and phone numbers of owner, applicant, and surveyor
- ☐ Legend, if abbreviations or symbols are used
- ☐ A site data summary table may be necessary (review with planning dept. prior to submitting)
- ☐ Site boundaries, bearings and dimensions, site acreage and square footage, and approximate distance to the nearest cross street
- ☐ Topography at five (5) foot contours or less
- ☐ Natural features including tree masses, drainage ways, and creeks
- ☐ Existing and proposed FEMA 100-year floodplain with elevation. Include finished floor elevations of all lot adjacent to floodplain. If the site does not contain a floodplain, note that: "no floodplain exists on the site"
- ☐ Proposed reclamation of floodplain area(s), if applicable, with acreage
- ☐ Subdivision name, zoning, recording information and land use description of property adjacent to the subject property
- ☐ Assignment of use to specific areas within the plan
- ☐ Building sites (including maximum building intensity, density, heights and use restrictions as appropriate). Illustration of the approximate shape and placement of buildings is encouraged, but is not required
- ☐ Existing and proposed public streets and private drives with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with approximate dimensions
- ☐ If concept plan contains proposed thoroughfares add note: "The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat."
- ☐ Distances (measured edge to edge) between existing and proposed driveways and streets
- ☐ Existing or proposed easements (utility, drainage, visibility and maintenance, etc...)
- ☐ Proposed dedications and reservations of land for public use including but not limited to: rights-of-way, easements, park land, open space, drainage ways, flood plains and facility sites
- ☐ Phases of development, including delineation of areas, building sites, land use and other improvements to be constructed in independent phases

- ❑ Additional information as requested by Planning and Zoning Commission, City Council, or staff to clarify the proposed development and compliance with minimum development requirements (i.e. TIA)

Preparer's Signature _____